

AN ORDINANCE BY

*[Handwritten signatures: O. Steen, J. M. Steen, and Mary Donwood]*

**AN ORDINANCE TO AMEND THE URBAN DESIGN ELEMENT  
AND THE LAND USE ELEMENT OF THE CITY OF ATLANTA  
2004 - 2019 COMPREHENSIVE DEVELOPMENT PLAN (CDP)  
AND TO REDESIGNATE CERTAIN PROPERTIES SO AS TO  
SUPPORT THE FUTURE IMPLEMENTATION OF THE ATLANTA  
BELTLINE; AND FOR OTHER PURPOSES.**

**WHEREAS**, a key concept of the Atlanta BeltLine Redevelopment Plan prepared for the Atlanta Development Authority is to attract and organize future growth in the region around parks, trails and transit located in the core of the City; and

**WHEREAS**, the Urban Design and Land Use elements of the CDP incorporate certain planning principles intended to enhance Atlanta's appeal and livability for its residents and businesses while effectively accommodating anticipated population growth through strengthening the urban core with mixed use development designed to support and urban lifestyle oriented towards transit alternatives to automobiles; and

**WHEREAS**, an optimal implementation of the BeltLine concept would be to combine greenspace, trails, transit, and new development along 22 miles of historic rail segments that encircle the urban core; and

**WHEREAS**, the implementation of the BeltLine concept would revive certain areas of the City dominated by an industrial landscape and become a unique and innovative solution to the City's scattered pattern of growth by providing a connected network of parks, greenspaces, trails and pedestrian-friendly streets to link existing neighborhoods previously severed by rail and industry, in addition to providing a 22-mile transit loop to reduce dependence on the automobile; and

**WHEREAS**, the enhancement of single-family neighborhoods, the preservation of cultural, historic and natural resources and the strengthening of the downtown urban core and the encouragement of pedestrian, bicycle and mass transit are among the current policy goals which are expressed in Urban Design Element of the CDP; and

**WHEREAS**, the goals of the Land Use Plan are expressed in the CDP as a guide to the growth and development in the City to accommodate economic development, natural and historic resources, community facilities and to protect and promote the quality of life of the residents of Atlanta's neighborhoods; and

**WHEREAS**, in order to begin the exciting task of integrating the BeltLine planning concepts into the Urban Design Element and Land Use Plan of the CDP, it will be necessary to amend the text of the CDP in a manner that will align those goals already expressed in the CDP with the new concepts of the BeltLine;

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY ORDAINS AS FOLLOWS:**

**Section 1:** That the 2004 – 2019 Comprehensive Development Plan of the City of Atlanta is amended by adding or deleting the following text as indicated:

A. Chapter 19 of the CDP (“Urban Design”), specifically that section entitled “Current Policies,” is amended by adding the following text as indicated by being underlined and deleting that text where indicated by being ~~struck through~~:

The vision for Atlanta is a City that is humane and enjoyable place to live, work, play, grow and raise children. The following policies are grouped under seven ~~nine~~ major goals designed to realize that vision. These goals are:

1. Preservation of neighborhoods.
2. Preservation of cultural, historic and natural resources.
3. Strengthening of Downtown Atlanta as a regional center.
4. Expansion of Atlanta’s role as an international city.
5. Encouraging pedestrian, bicycle and mass transportation.
6. Providing opportunities for human association.
7. Enhancing the visual quality of Atlanta.
8. Olympic Legacy.
9. Implementing the BeltLine.

B. Chapter 19 of the CDP (“Urban Design”), specifically that section entitled “Current Policies,” is amended by adding the following text at the end of said section:

**Implementing the BeltLine**

The BeltLine project is a major initiative of the City of Atlanta and will be a catalyst for transformative growth throughout the city. As a unique opportunity for connected trails, transit and greenspace, the city finds that special consideration must be taken to ensure that the redevelopment of properties adjacent to and within walking distance of the BeltLine be in accordance with guidelines that maximize the public health, safety and welfare of its citizens. The city recognizes that new development will be attracted to the BeltLine area and that the orientation and character of that growth should encourage pedestrian and transit-oriented uses and activities so that the BeltLine has the most positive impact on communities. To this end, the Atlanta Development Authority completed the Atlanta BeltLine Redevelopment Plan in 2005 and with the support of the Atlanta City Council, Fulton County Commission and Atlanta Public School Board, created Tax Allocation District #6 – BeltLine. In anticipation of the BeltLine TAD funds that will be used to invest in land acquisition, multi-use trails, greenspace, transit, workforce housing and Atlanta Public Schools projects, developer infrastructure, primarily for environmental

brownfield cleanup, or to jump-start development in historically underdeveloped areas, the City adopts the implementation of the BeltLine as its ninth major goal.

Policies to promote this goal in the area directly zoned with the BeltLine Overlay Zoning and in other areas of the City adjacent to but not directly controlled by the BeltLine Overlay Zoning are as follows:

1. Preserve a continuous corridor along the BeltLine route of sufficient dimension for the implementation of transit, multi-use trails and greenspace;
2. Preserve opportunities for connecting trails that reach out beyond the BeltLine to create a broad network of trails throughout the City;
3. Encourage a grid of smaller blocks and connected streets to improve access to the BeltLine, reduce congestion, and further the urban character of the area
4. Preserve the historic physical character of the industrial districts that follow the BeltLine by promoting adaptive re-use of historic structures and encouraging new construction to be consistent with the size, scale and/or character of those buildings;
5. Promote opportunities for parks, open space, and cultural and institutional buildings in the BeltLine district;
6. Maximize opportunities for safe and accessible parks, plazas, greenways and public art;
7. Ensure that new construction is compatible with the ~~scale and~~ character of adjacent single family neighborhoods;
8. Create new mixed use and commercial nodes at BeltLine station areas that are pedestrian and transit-oriented.
9. Promote public health and safety by providing a pedestrian-oriented environment that includes street-level uses, sufficient sidewalk widths, adequate visibility from adjacent buildings and primary pedestrian access from buildings to adjacent sidewalks;
10. Promote development of a wide range of housing types appropriate to meet different housing needs and income levels;
11. Facilitate safe, pleasant and convenient pedestrian and bicycle circulation and minimize conflict between alternative transit modes;
12. Minimize commercial parking in residential neighborhoods;
13. Encourage shared parking solutions and alternative modes of transportation;
14. Maximize air and water quality, including that which supports the planting of trees, greenspace and watershed protection, and bicycle parking;
15. Provide support for the implementation of future changes to the Zoning Code in a manner that best allows for implementation of the BeltLine.

C. Chapter 19 of the CDP ("Urban Design"), specifically that section entitled "Current Programs and Projects," is amended by adding the following text at the end of said section:

- Adopt new zoning regulations to guide and develop areas in the BeltLine Overlay Zoning District.

D. Chapter 19 of the CDP ("Urban Design"), specifically that section entitled "Current Programs and Projects" is amended by adding certain text in the subsection titled "City of Atlanta Urban Design Policy"

1. Under the subheading "Zoning Districts", the following text is added:

- BeltLine Overlay District

E. Chapter 20 of the CDP ("Land Use"), specifically that section entitled "Land Use Designation" is amended by adding the following text as indicated by being underlined and deleting that text where indicated by being ~~struck through~~:

~~Twelve~~ Thirteen land use designations are recognized and portrayed on the City's land use maps. They are: 1) Open Space; 2) Single Family Residential; 3) Low Density Residential; 4) Medium Density Residential; 5) High-Density Residential; 6) Very High Density Residential; 7) Low Density Commercial; 8) High Density Commercial; 9) Industrial; 10) Office/Institutional; 11) Office/Institutional/Residential; ~~and~~ 12) Mixed Use Development; and 13) Transportation/Communications/Utilities.

(1) The area indicated by the maps attached as Exhibit "A" shall be designated as "Transportation/Communications/Utilities" land use supplanting and replacing any conflicting designation. Reference to the larger scale map from which the components of Exhibit "A" were created may be used where necessary to define the area so designated.

F. Chapter 20 of the CDP ("Land Use") is amended by the deletion of the current Table 20-3 and its replacement by a new version of Table 20-3 attached to this ordinance as Exhibit "B".

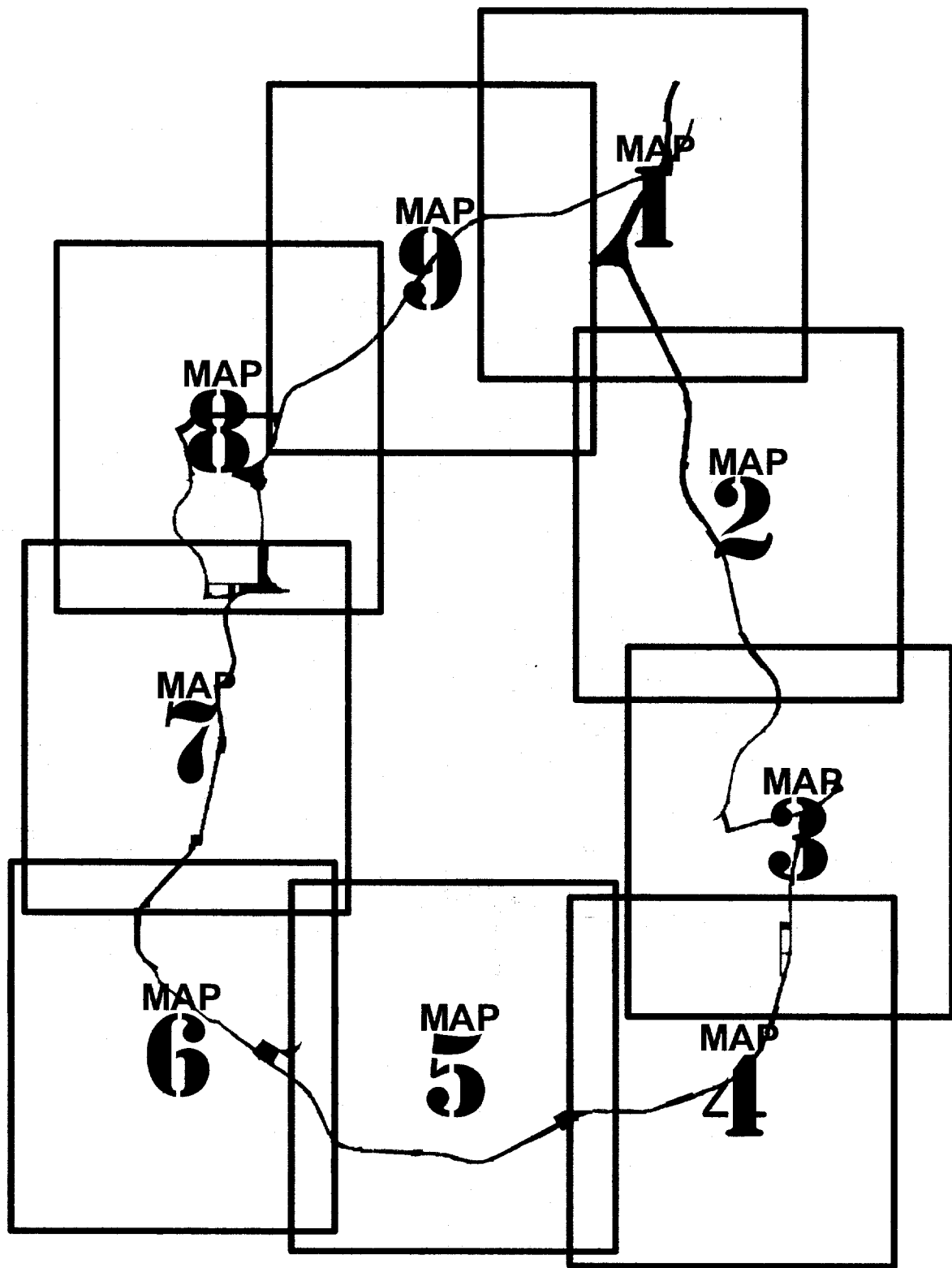
G. Chapter 20 of the CDP ("Land Use") is amended by the deletion of the current Table 20-4 and its replacement by a new version of Table 20-4 attached to this ordinance as Exhibit "C".

H. Chapter 20 of the CDP ("Land Use"), specifically that section entitled "Land Use Activities Currently Underway," is amended by adding the following text at the end of said section:

**Development of the BeltLine Planning Area.** The City plans to actively support policies which will lead to the implementation of certain of the

recommendations of the Atlanta BeltLine Redevelopment Plan published by the Atlanta Development Authority (“ADA”) in November of 2005. The ADA BeltLine Redevelopment Plan was intended to be a “framework” for moving forward but has not been formally adopted as a part of the Land Use Section of the CDP. With the adoption of new Land Use Designations in the CDP and new zoning categories in the CDP, the City is moving to formally adopt certain of the ADA’s recommendation. Only those portions of the ADA BeltLine Redevelopment Plan which are in the CDP or the Zoning Code have been officially adopted by the City.

**Section 2.** That this ordinance shall become effective upon signature by the Mayor or by operation of law as provided in Sec. 2-403 of the Charter of the City of Atlanta.



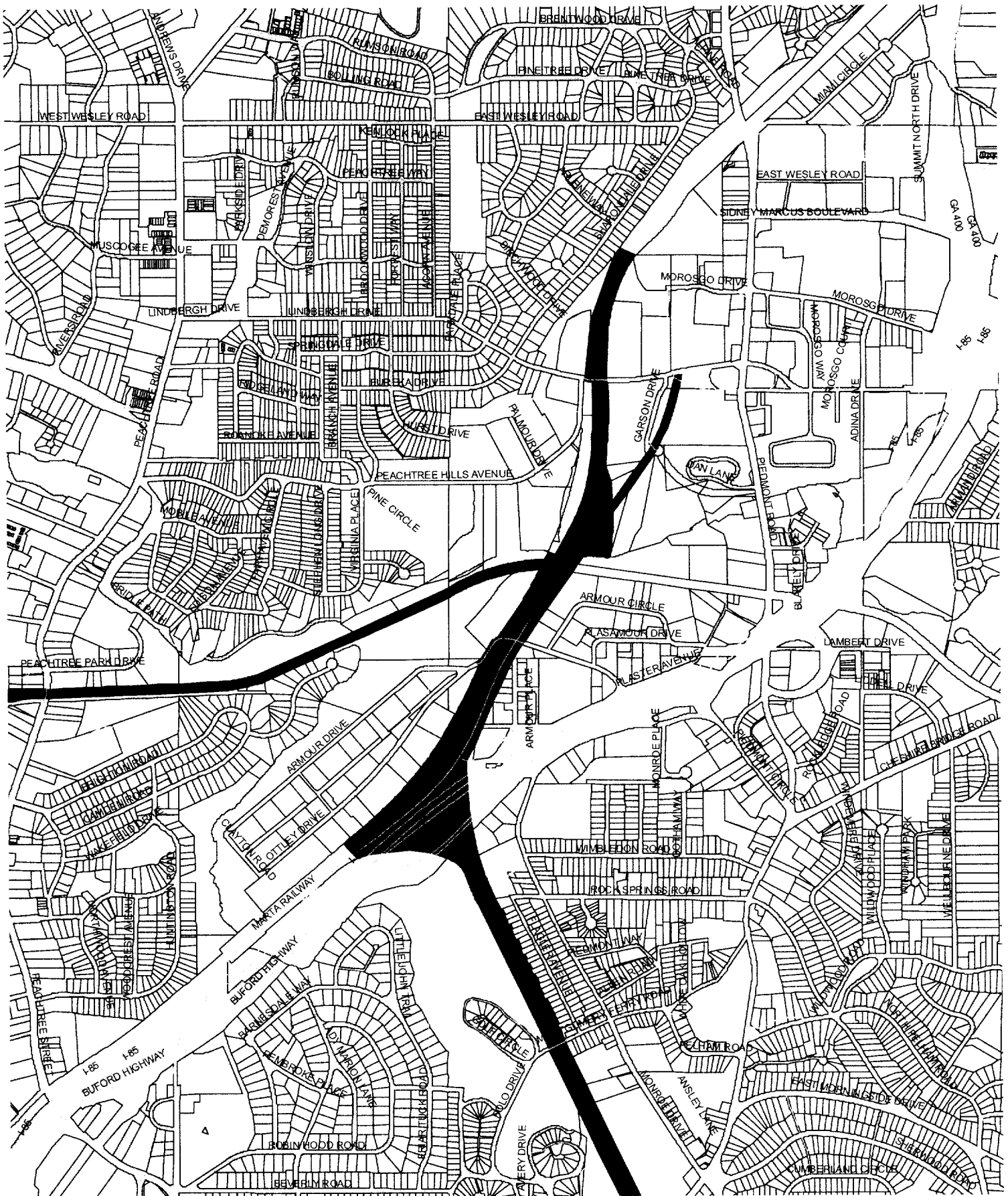
**Key Map : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**EXHIBIT A**



06 NOV 2006



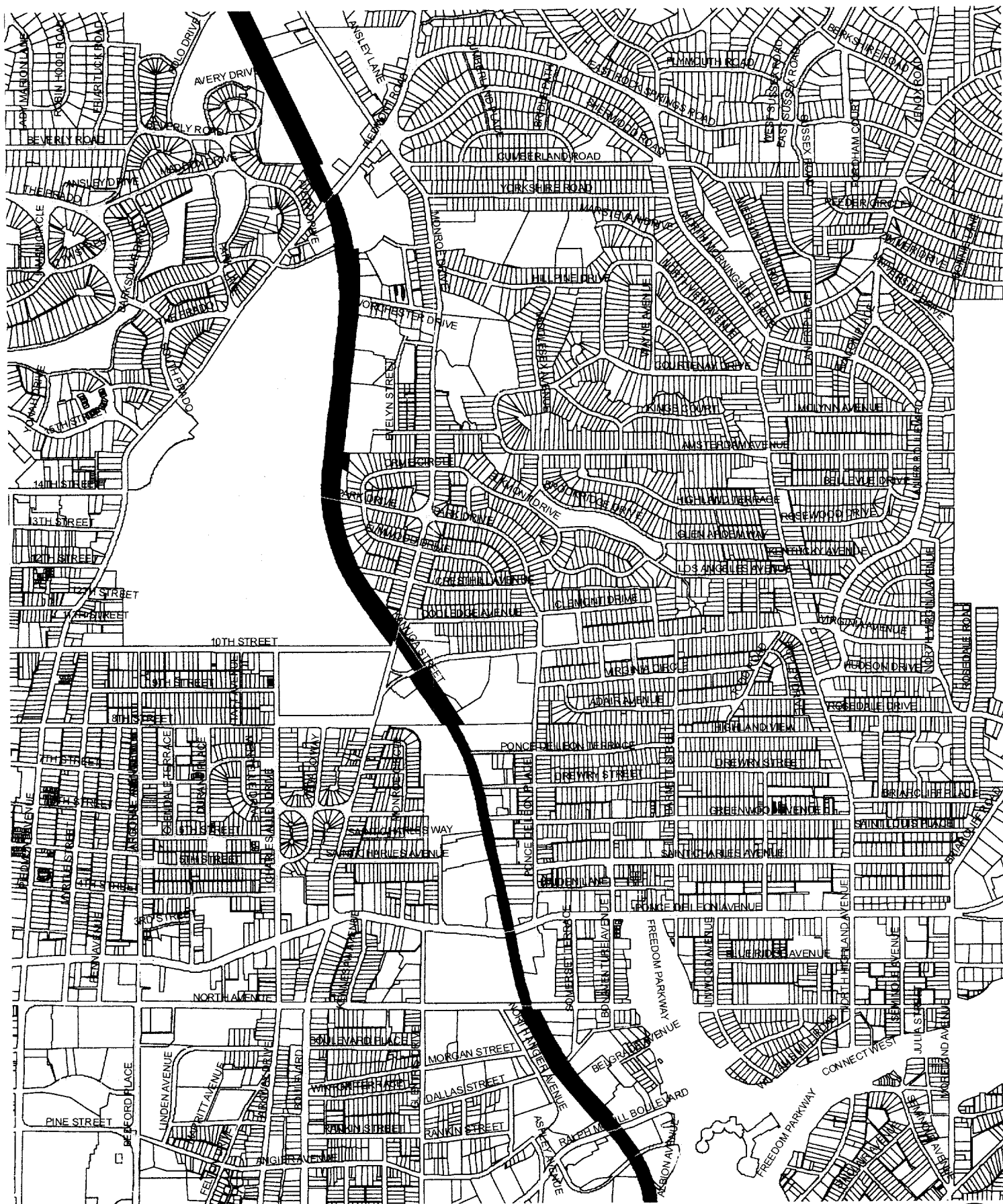
**MAP 1 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**EXHIBIT A**



06 NOV 2006



## MAP 2 : Beltline Planning Area -- TCU Land Use

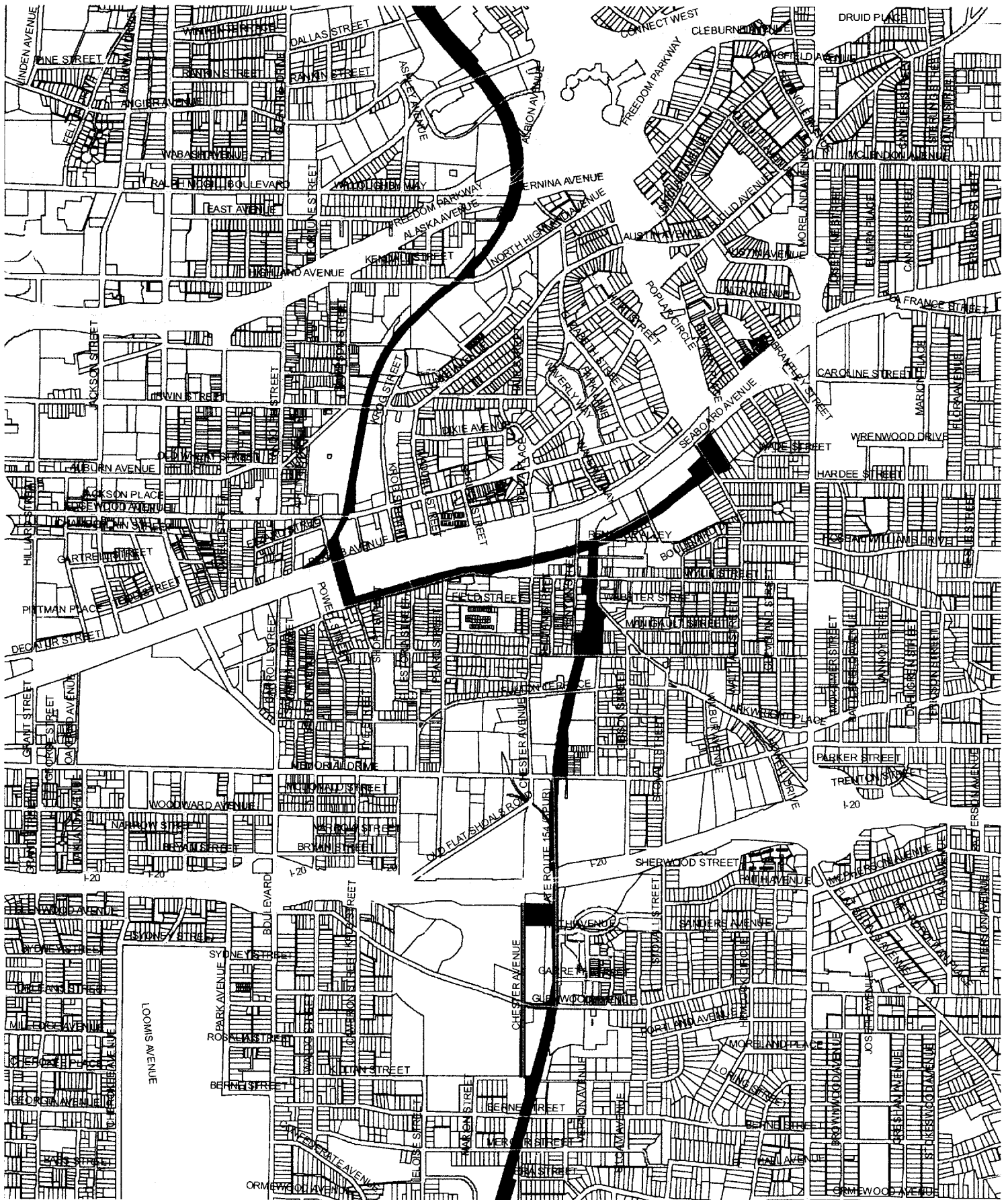
CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### EXHIBIT A



06 NOV 2006





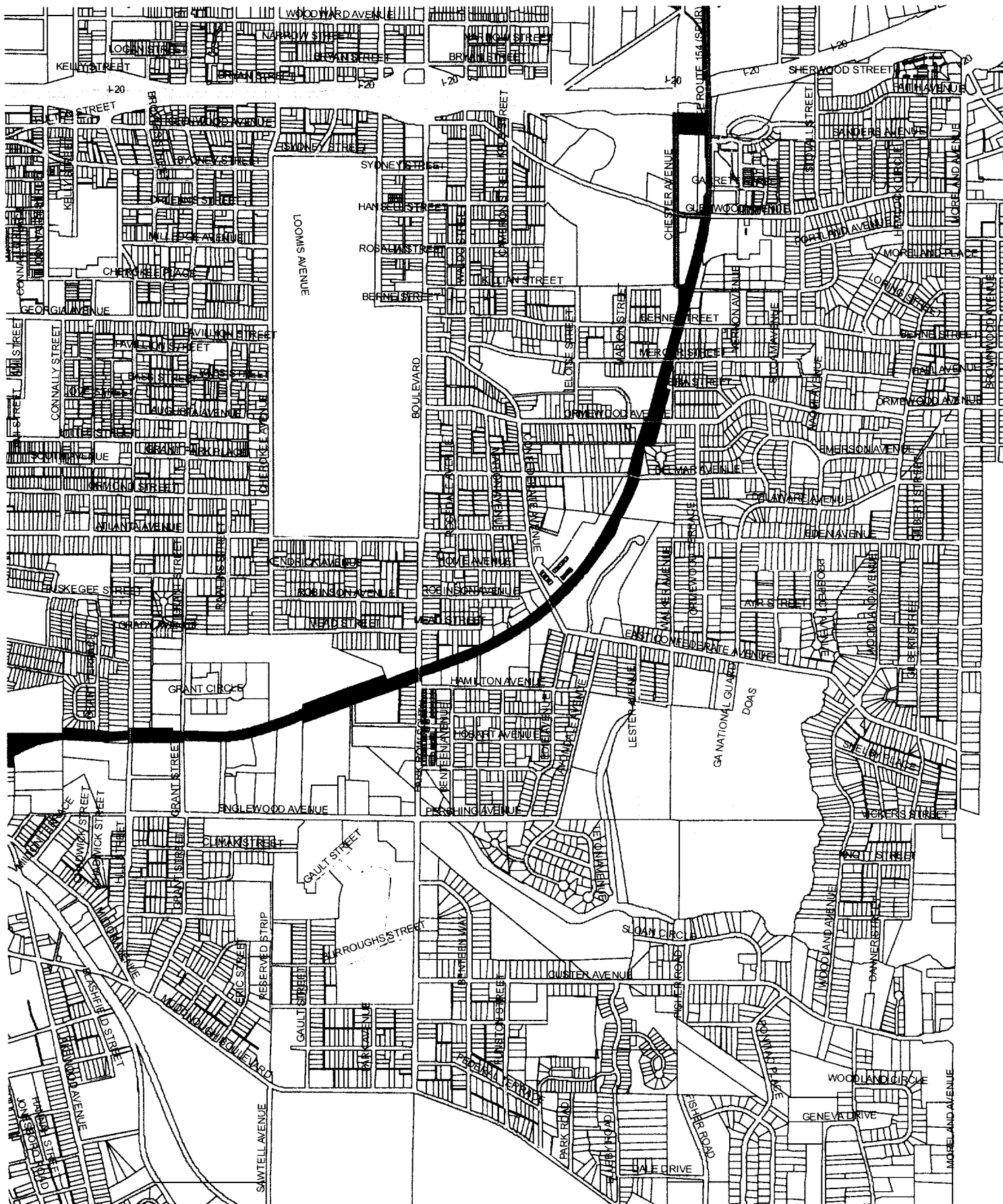
**MAP 3 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**EXHIBIT A**



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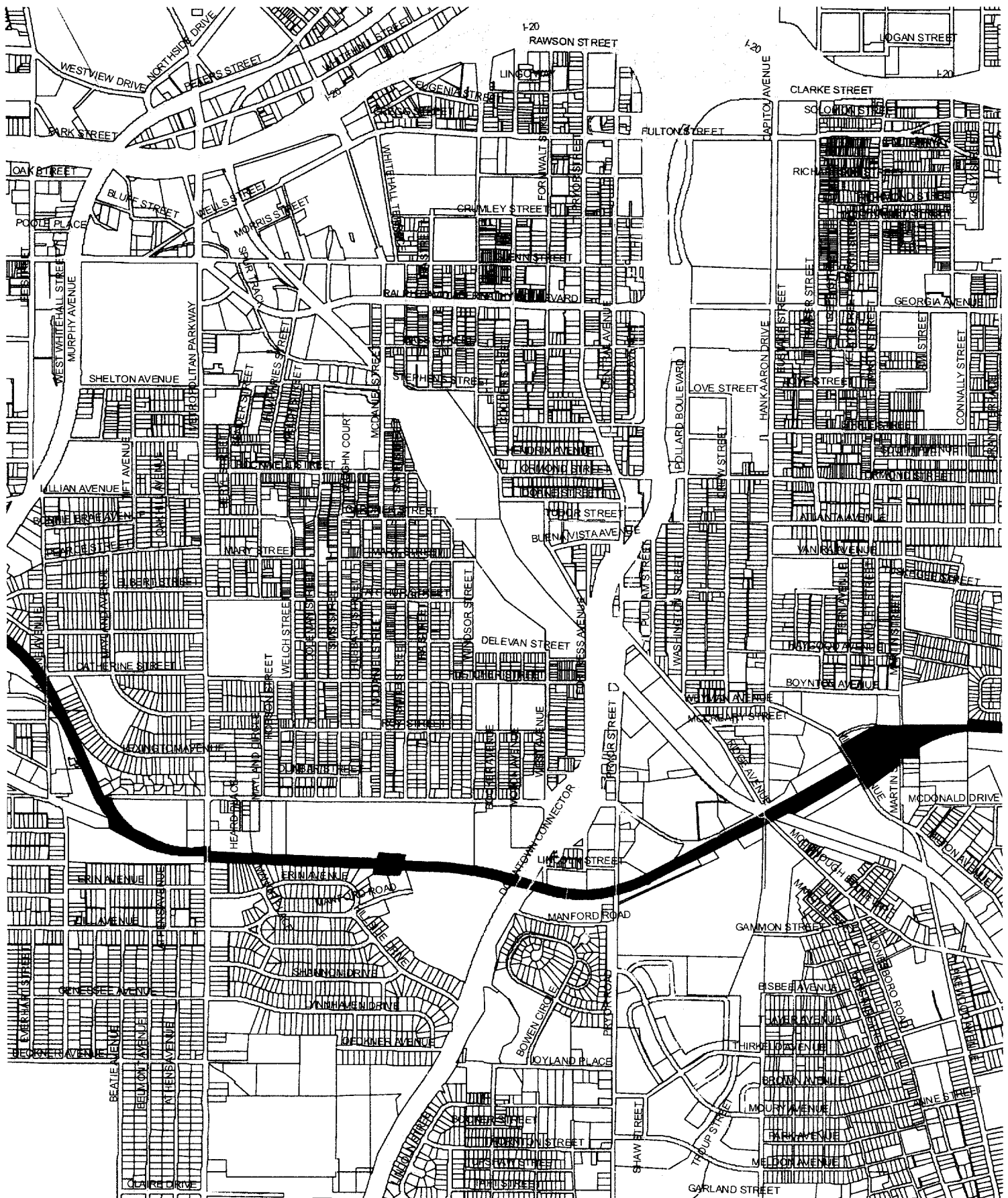
# **MAP 4 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## **EXHIBIT A**



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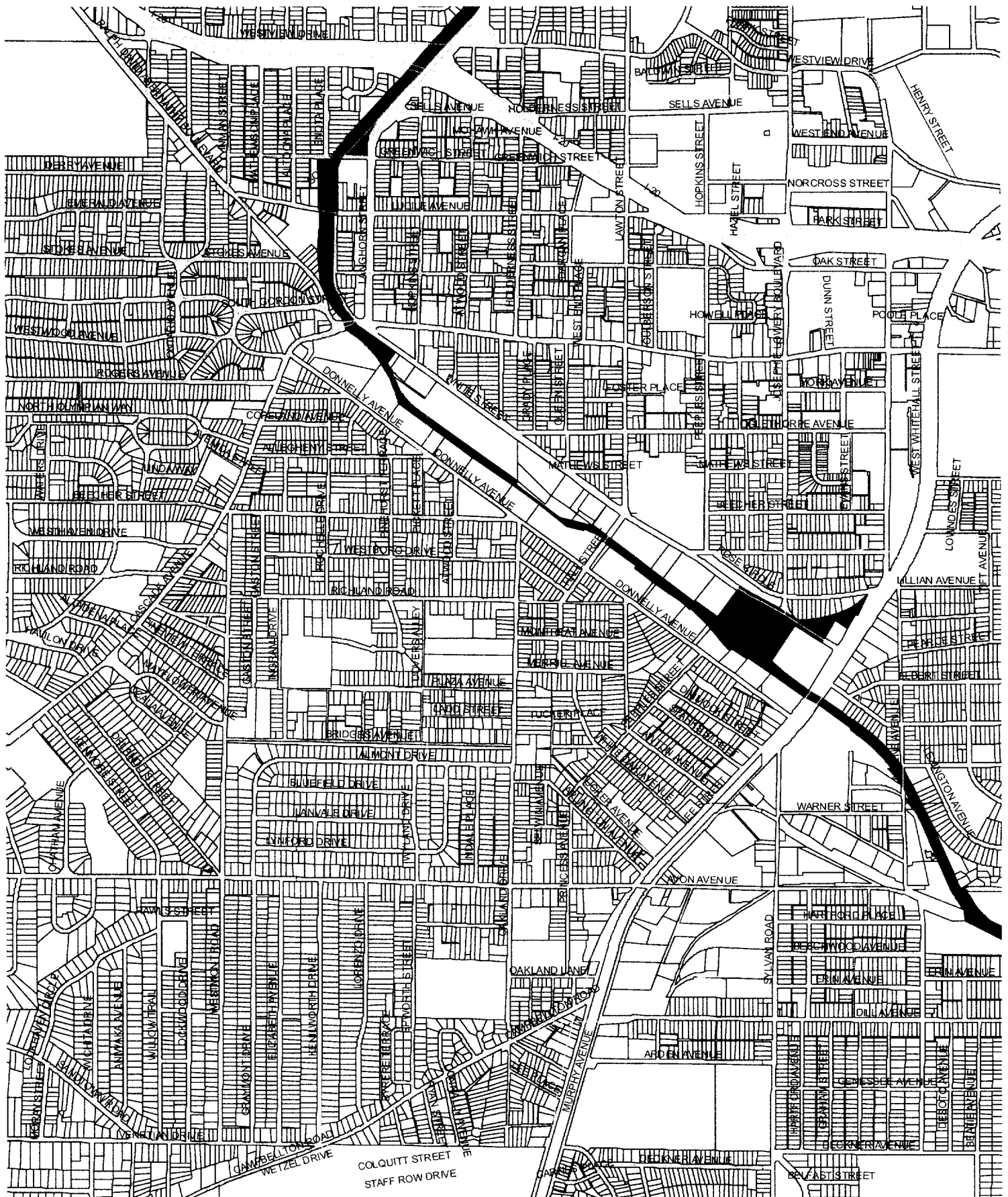
## MAP 5 : Beltline Planning Area -- TCU Land Use

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**EXHIBIT A**



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## MAP 6 : Beltline Planning Area -- TCU Land Use

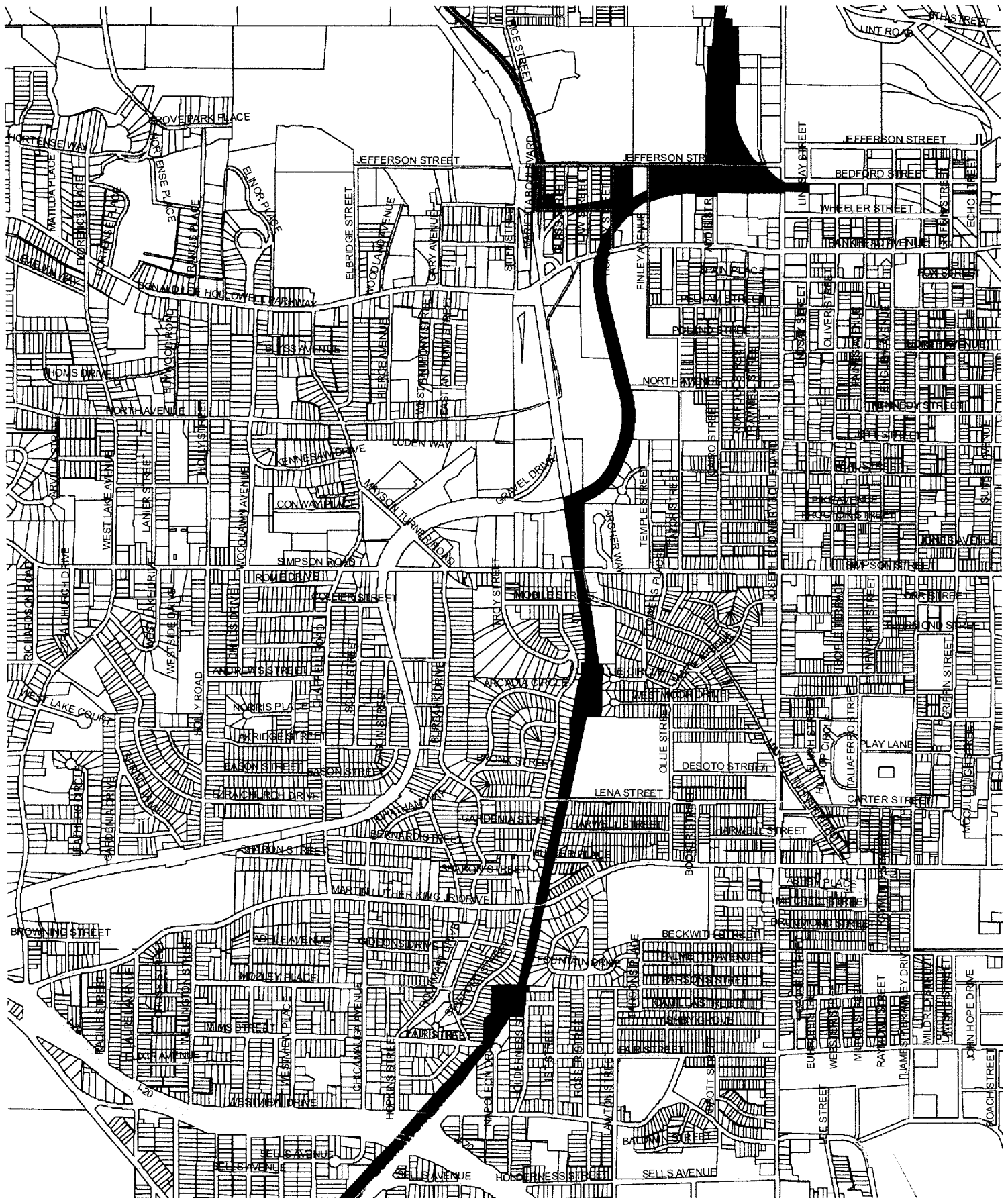
CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

### EXHIBIT A



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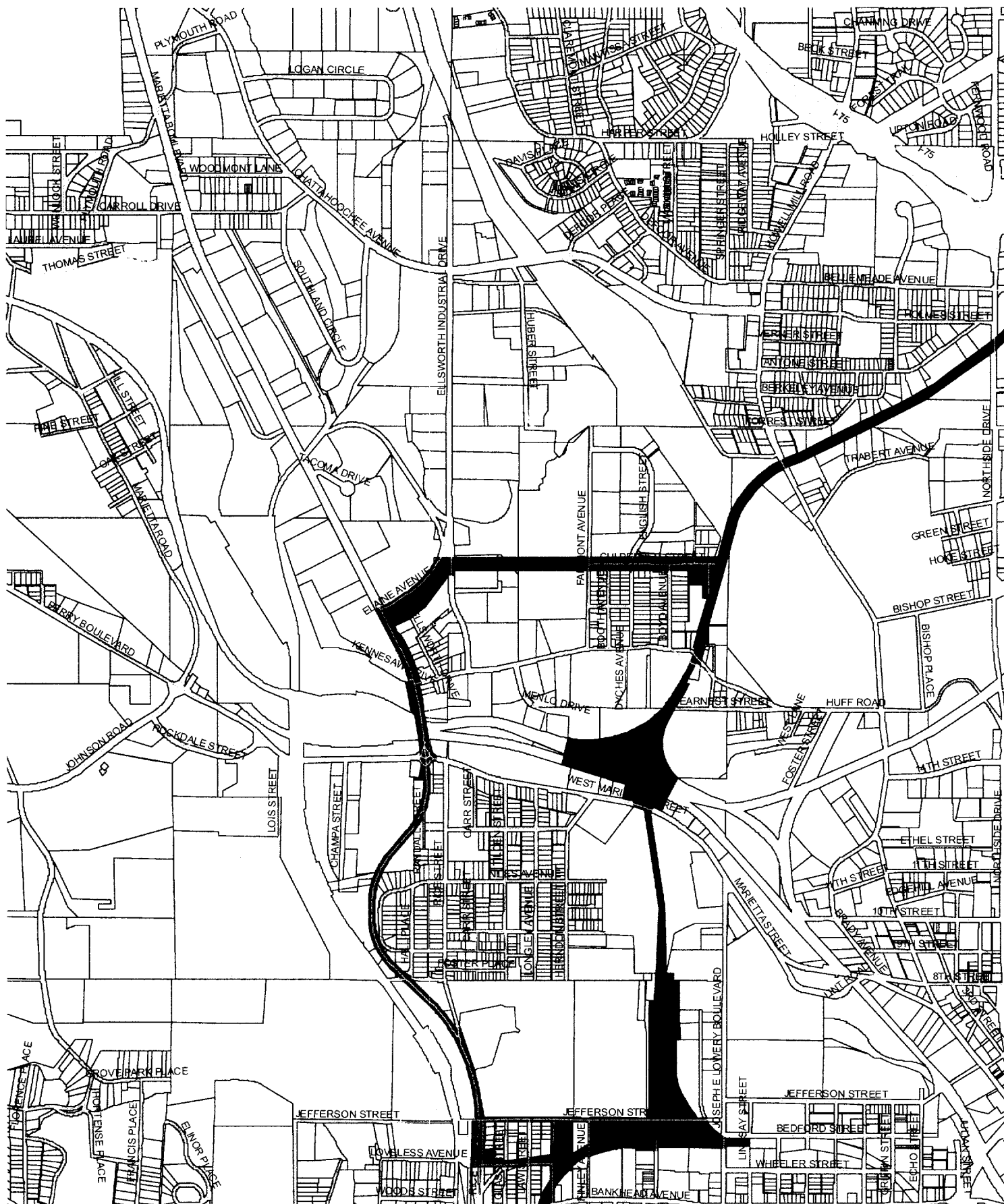
**MAP 7 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**EXHIBIT A**



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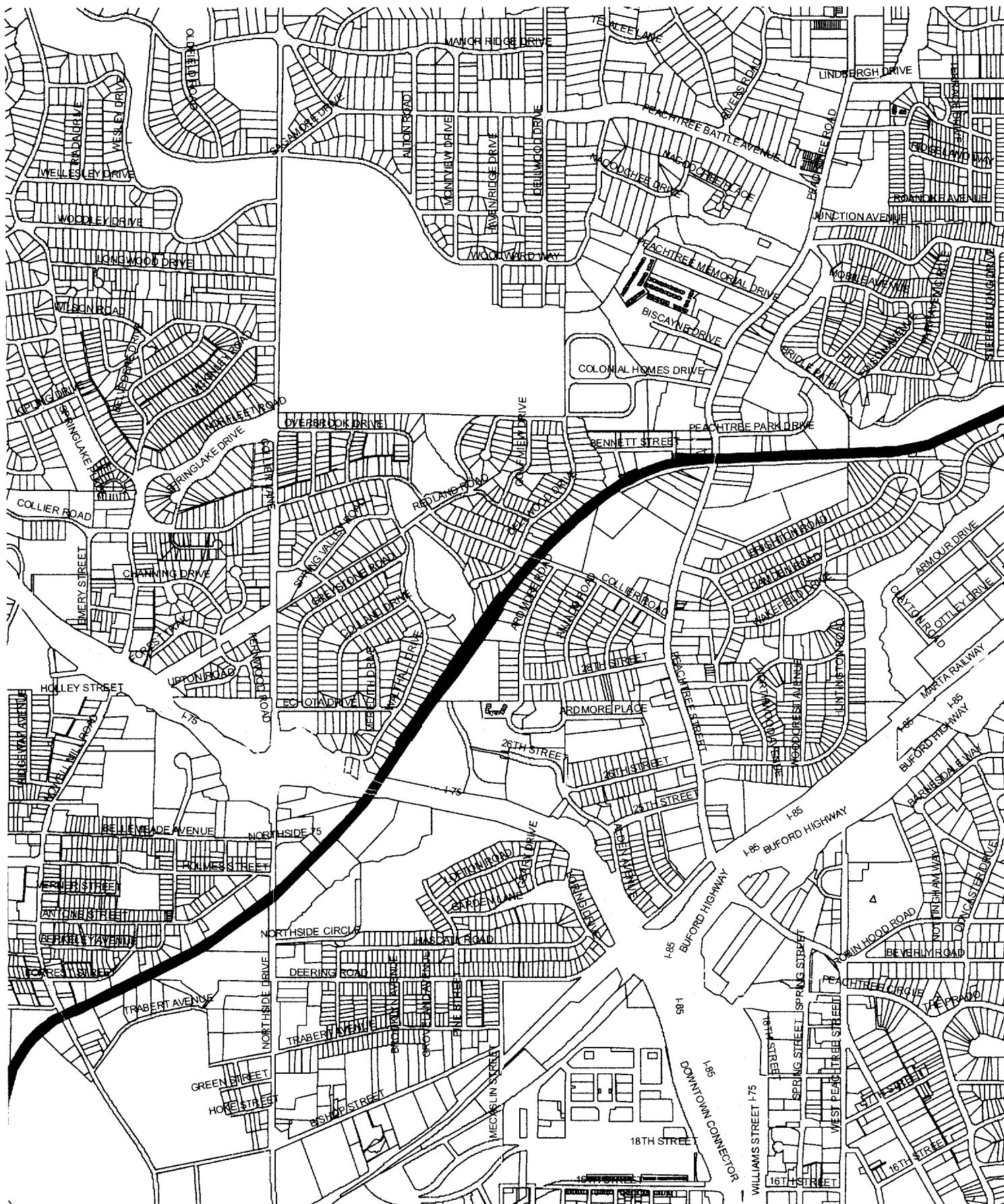
**MAP 8 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**EXHIBIT A**



06 NOV 2006



# **MAP 9 : Beltline Planning Area -- TCU Land Use**

CITY OF ATLANTA : DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## **EXHIBIT A**



06 NOV 2006

**Table 20-3: Land Use Classification System**

Land Use Designation	Compatible Zoning Districts	Allowed Units per Acre	F.A.R. Limits
OPEN SPACE	N/A	--	---
SINGLE-FAMILY RESIDENTIAL	R-1 to R-4, PD-H	N/A	N/A
LOW-DENSITY RESIDENTIAL	R-1 to R-4, RG-1 & RG-2, MR-1 & MR-2 PD-H	0-8 0-16 0-32	0.0 – 0.348
MEDIUM-DENSITY RESIDENTIAL	R-1 to R-5 RG-1 to RG-2, MR-1 & MR-2 RG-3, MR-3, PD-H	0-16 0-29 0-64	0.0 – 0.696
HIGH-DENSITY RESIDENTIAL	R-1 to R-5 RG-1 to RG-4, MR-1 to MR-4, PD-H	N/A	0.0 to 1.49
VERY-HIGH DENSITY RESIDENTIAL	R-1 to R-5 RG-1 to RG-6, MR-1 to MR-6 PD-H	N/A	0.0 – 6.40
LOW-DENSITY COMMERCIAL	R-1 to R-5, RG-1 to RG-3, R-LC, MR-1 to MR-4, O-I, LW, NC, C-1 & C-2, MRC-1 & MRC-2, PD-H, PD-OC	N/A	Established by Zoning District Regulations
HIGH-DENSITY COMMERCIAL	R-1 to R-5, RG-1 to RG-6, R-LC, MR-1 to MR-6, O-I, LW, C-1 to C-5, MRC-1 to MRC-3, PD-H, PD-MU, PD-OC	N/A	Established by Zoning District Regulations
INDUSTRIAL	LW, I-1, I-2, PD- BP	N/A	Established by Zoning District Regulations
OFFICE/INSTITUTIONAL	R-1 to R-5 RG-1 to RG-6, MR-1 to MR-6 O-I, PD-BP	N/A	Established by Zoning District Regulations
OFFICE/INSTITUTIONAL/ RESIDENTIAL	R-1 to R-5 RG-1 to RG-6, MR-1 to MR-6 O-I	N/A	Established by Zoning District Regulations
MIXED-USE (min. 20% residential required)	All districts except for I-1, I-2 and PD- BP	N/A	Established by Zoning District Regulations
Transportation, Communication and Utilities	N/A	N/A	N/A

Except for I and PD districts, all land use designations are incremental. A higher density designation may include lesser density designations.

Source: City of Atlanta Bureau of Planning.





